

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 110, 4623 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32796

MLS ID: A2269093

\$35



- <sup>△</sup> PAUL GILL
- (403) 681-3406
- □ Century 21 Bravo Realty
- **403-250-2882**

r<u>M</u>

110, 4623 Bowness Road NW, Calgary , Alberta T3B 0B2

**Transaction Type** 

For Lease

Lease Frequency

Annually

**Building Type** 

Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

1375.00

Lot Size (Acres)

0.14

Reports

Call Lister, Floor Plans

**Days On Market** 

11

Zoning

MU-2 f3.0h16

Year Built

2020

**Property Sub Type** 

Retail

Building Area (Sq. M.)

127.74

Inclusions

N/A

**Lease Amount** 

35.00

Subdivision

Montgomery

Structure Type

Retail

Legal Plan

5439FW

Lot Size (Sq. Ft.)

5995

Restrictions

None Known

Store front retail/medical opportunity in Montgomery facing the highly traffic of Bowness Road. Two units available (1375 SF & 1508 SF) that are in shell condition. Property is approved for a Medi-Spa or fantastic opportunity for uses such as: General Practitioner & Pharmacy, Medical Aesthetics & Spa, Chiropractor, Convenience Store, Bakery, Sandwich Shop and so much more. Designated staff parking is located at the rear of the property with ample customer street parking. The second floor is tenanted by a child care facility with a separate access to the daycare and play area. The property has tons of foot traffic and amenities nearby.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.